048.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,024,600	/	1,024,600
USE VALUE:	1,024,600	/	1,024,600
ASSESSED:	1,024,600	/	1,024,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARBALLEY MAUREEN C ETAL/ TRS
Owner 2:	GARBALLEY FAMILY INCOME-ONLY
Owner 3:	TRUST
Street 1:	45 MAYNARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARBALLEY MAUREEN C -
Owner 2:	-
Street 1:	45 MAYNARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,323 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Brick Veneer Exterior and 2308 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5323.000	550,700	10,100	463,800	1,024,600
Total Card	0.122	550,700	10,100	463,800	1,024,600
Total Parcel	0.122	550,700	10,100	463,800	1,024,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.03 | /Parcel: 444.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34233
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!4083!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	550,700	10100	5,323.	463,800	1,024,600	1,024,600	Year End Roll	12/18/2019
2019	104	FV	405,800	10100	5,323.	492,700	908,600	908,600	Year End Roll	1/3/2019
2018	104	FV	405,800	10100	5,323.	359,400	775,300	775,300	Year End Roll	12/20/2017
2017	104	FV	381,400	10100	5,323.	313,000	704,500	704,500	Year End Roll	1/3/2017
2016	104	FV	381,400	10100	5,323.	266,700	658,200	658,200	Year End	1/4/2016
2015	104	FV	341,300	10100	5,323.	260,900	612,300	612,300	Year End Roll	12/11/2014
2014	101	FV	284,400	10100	5,323.	214,500	509,000	509,000	Year End Roll	12/16/2013
2013	101	FV	284,400	10100	5,323.	204,100	498,600	498,600		12/13/2012

PRINT

Date	Time
12/10/20	19:09:58

LAST REV

Date	Time
07/14/20	12:18:02
mmcmakin	
4083	

USER DEFINED

Prior Id # 1:	34233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARBALLEY MAURE	74993-89	1	6/29/2020	Convenience	1	No	No		
GARBALLEY JAMES	74015-473	1	1/21/2020	Convenience	1	No	No		
	17454-533		10/1/1986		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2011	1255	Addition	66,685					15X25 ADDITION
9/27/2011	1185	Demoliti	2,000					demo only for futu
7/22/1994	363		2,000					ADD TO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
5/29/2012	Info Fm Prmt	BR	B Rossignol
4/14/2009	Measured	197	PATRIOT
3/3/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5323		Sq. Ft.	Site		0	80.	1.09	1									463,753						463,800	

Total AC/HA:	0.12220	Total SF/SM:	5323	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	463,753	Spl Credit		Total:	463,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	3 - Aluminum	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.24829054
Const Adj.:	1.02389765
Adj $ / SQ:	217.281
Other Features:	139500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617347
Depreciation:	66673
Depreciated Total:	550673

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

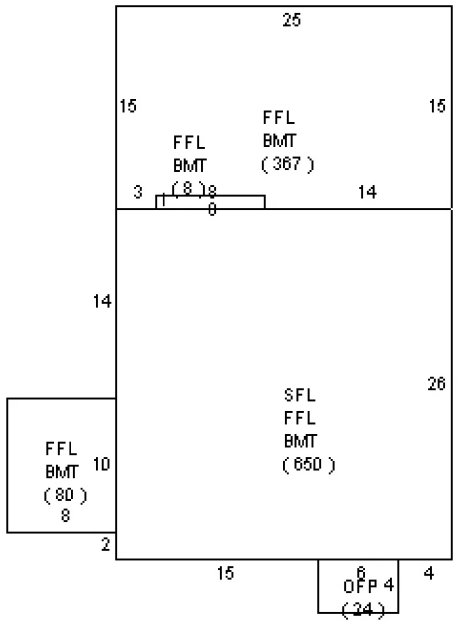
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	217.28
Special Features:	0	Val/Su Net:	190.95
Final Total:	550700	Val/Su SzAd	313.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,105	86.370	95,438
FFL	First Floor	1,105	217.280	240,095
SFL	Second Floor	650	217.280	141,232
OFP	Open Porch	24	45.050	1,081

Net Sketched Area:	2,884			Total:	477,846
Size Ad	1755	Gross Are	2884	FinArea	2308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X20	A	AV	1923	23.33	T	40	104			4,200			4,200
15	Shop	D	Y	1	18X20	A	AV	1930	27.43	T	40	104			5,900			5,900

More:	N	Total Yard Items:	10,100	Total Special Featues:		Total:	10,100